

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number SYK420932

Edition date 05.06.2023

- This official copy shows the entries on the register of title on 19 JAN 2024 at 11:15:51.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 19 Jan 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

## A: Property Register

This register describes the land and estate comprised in the title.

SOUTH YORKSHIRE : ROTHERHAM

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Midland Road Garage, Midland Road, Rotherham (S61 1TF).
- 2 The mines and minerals together with ancillary powers of working are excepted from the registration of the land tinted yellow on the title plan.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (05.06.2023) PROPRIETOR: PROSPECT ESTATES LIMITED (Co. Regn. No. 03189093) of Prospect Estates Ltd, Prospect Court, 2 Courthouse Street, Otley, LS21 1AQ.
- 2 (05.06.2023) The price stated to have been paid on 31 May 2023 was £1,800,000 inclusive of VAT.
- 3 (05.06.2023) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Property and Charges Register and of indemnity in respect thereof.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The land is subject to the following rights reserved by a Transfer of the land in this title dated 30 March 1988 made between (1) South Yorkshire Residuary Body (Transferor) and (2) The South Yorkshire Passenger Transport Executive:-

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## C: Charges Register continued

"There is accepted and reserved to the Transferor and its successors in title the right at all times to enter on the land shown coloured blue on the plan bound up within in order to maintain a surface water drain laid thereunder the Transferor and its successors in title being responsible for the reinstatement of the area affected following any maintenance work."

NOTE: The land coloured blue is tinted blue on the title plan.

End of register